SmartCharts
MarketStats by ShowingTime

September 2026

Saint Marys County, MD

Sold Summary

	Sep 2026	Sep 2025	% Change
Sold Dollar Volume	$42,416,003	$57,664,208	-26.44%
Avg Sold Price	$465,237	$443,597	4.88%
Median Sold Price	$425,000	$409,450	3.80%
Units Sold	93	130	-28.46%
Avg Days on Market	28	40	-30.00%
Avg List Price for Solds	$466,109	$443,570	5.08%
Avg SP to OLP Ratio	98.5%	98.7%	-0.28%
Ratio of Avg SP to Avg OLP	98.7%	98.8%	-0.18%
Attached Avg Sold Price	$365,811	$331,898	10.22%
Detached Avg Sold Price	$507,182	$478,573	5.98%
Attached Units Sold	27	31	-12.90%
Detached Units Sold	66	99	-33.33%

Notes:

- SP = Sold Price
- OLP = Original List Price
- LP = List Price (at time of sale)
- Garage/Parking Spaces are not included in Detached/Attached section totals.

Inventory

	Sep 2026	Sep 2025	% Change
Active Listings	276	234	17.95%
New Listings	111	128	-13.28%
New Under Contracts	0	0	0%
New Contingents	0	0	0%
New Pendings	93	142	-34.51%
All Pendings	135	174	-22.41%

Financing (Sold)

Assumption	0
Cash	13
Conventional	38
FHA	12
Other	1
Owner	0
VA	26

Days on Market (Sold)

0	2
1 to 10	31
11 to 20	17
21 to 30	12
31 to 60	17
61 to 90	6
91 to 120	3
121 to 180	4
181 to 360	1
361 to 720	0
721+	0

Sold Detail

Active Detail

	Residential						Condo/Coop	Active Listings		
	2 or Less BR		3 BR		4 or More BR		All	Residential		Condo/Coop
Price Ranges	Detached	Attached/TH	Detached	Attached/TH	Detached	Attached/TH	Attached	Detached	Attached/TH	Attached
< $50,000	0	0	0	0	0	0	0	0	0	0
$50K to $99,999	0	0	0	0	0	0	0	2	0	0
$100K to $149,999	1	0	1	0	0	0	0	1	0	0
$150K to $199,999	0	0	2	1	0	0	0	3	1	1
$200K to $299,999	2	0	2	2	0	0	2	13	20	3
$300K to $399,999	0	0	8	11	4	2	0	43	10	0
$400K to $499,999	0	0	9	4	16	5	0	64	10	0
$500K to $599,999	0	0	2	0	4	0	0	31	0	0
$600K to $799,999	0	0	3	0	9	0	0	48	0	1
$800K to $999,999	0	0	0	0	2	0	0	10	0	0
$1M to $2,499,999	0	0	0	0	0	0	0	11	0	0
$2.5M to $4,999,999	0	0	0	0	1	0	0	2	0	0
$5,000,000+	0	0	0	0	0	0	0	2	0	0
Total	3	0	27	18	36	7	2	230	41	5
Avg Sold Price	$181,000	$0	$427,760	$352,122	$589,518	$436,385	$242,000			
Prev Year - Avg Sold Price	$248,300	$294,000	$403,088	$345,517	$547,404	$423,180	$236,195			
Avg Sold % Change	-27.10%	0.00%	6.12%	1.91%	7.69%	3.12%	2.46%			
Prev Year - # of Solds	3	3	41	17	55	5	6			

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Data Source: Bright MLS. Statistics calculated October 08, 2026.

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